

## PLANNING AND DEVELOPMENT COMMITTEE

### FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

**PARCELS: WV-15, 15E, 16, 16E, 20, 20E, 23, 23E**

**OWNER: Heartland West Valley Commercial Limited**

Highest and best uses: Improved as commercial land and commercial development on a demand driven basis.

Zoning: City Center

<b>Parcels WV-15 and 15E</b>	
<b>Property Facts</b> Total parcel size: 114,543 sq. ft. Valuation date: August 27, 2008 Appraiser: Jeff Allen Location: 2700 West (Constitution Boulevard) Tenant: Toys 'R' Us	
<b>Partial Acquisition</b> <ul style="list-style-type: none"><li>• 6,624 sq. ft.</li><li>• \$25.00 per sq. ft.</li><li>• Need partial acquisition for roadway widening and curb and gutter. Also, bus pull-off and right-hand turn lane.</li></ul>	\$165,600
<b>Perpetual Easement</b> <ul style="list-style-type: none"><li>• 1,760 sq. ft.</li><li>• \$25.00 per sq. ft. at 70% (because easement, not full take)</li><li>• Need perpetual easement for Rocky Mountain Power overhead power line.</li></ul>	\$ 30,800
<b>Improvements Acquired</b>	\$ 24,620
<b>Total Value (rounded number)</b>	<b>\$250,000</b>

## PLANNING AND DEVELOPMENT COMMITTEE

### FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

**PARCELS: WV-15, 15E, 16, 16E, 20, 20E, 23, 23E**

**OWNER: Heartland West Valley Commercial Limited**

Highest and best uses: Improved as commercial land and commercial development on a demand driven basis.

Zoning: City Center

<b>Parcels WV-16 and 16E</b>	
<b>Property Facts</b> Total parcel size: 65,626 sq. ft. Valuation date: August 27, 2008 Appraiser: Jeff Allen Location: 2700 West (Constitution Boulevard)	
<b>Partial Acquisition</b> <ul style="list-style-type: none"><li>1,008 sq. ft.</li><li>\$25.00 per sq. ft.</li><li>Need partial acquisition for roadway widening and curb and gutter.</li></ul>	\$25,200
<b>Perpetual Easement</b> <ul style="list-style-type: none"><li>920 sq. ft.</li><li>\$25.00 per sq. ft. at 70% (because easement, not full take)</li><li>Need perpetual easement for Rocky Mountain Power overhead power line.</li></ul>	\$16,100
<b>Improvements Acquired</b>	\$ 3,190
<b>Cost to Cure</b> <ul style="list-style-type: none"><li>(The cost of curing the negative effects of a partial taking.)</li></ul>	\$ 3,228
<b>Total Value (rounded number)</b>	<b>\$50,000</b>

## PLANNING AND DEVELOPMENT COMMITTEE

### FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

**PARCELS: WV-15, 15E, 16, 16E, 20, 20E, 23, 23E**

**OWNER: Heartland West Valley Commercial Limited**

Highest and best uses: Improved as commercial land and commercial development on a demand driven basis.

Zoning: City Center

<b>Parcels WV-20 and 20E</b>	
<b>Property Facts</b> Total parcel size: 24,750 sq. ft. Valuation date: August 27, 2008 Appraiser: Jeff Allen Location: 2700 West (Constitution Boulevard) Tenant: US Bank	
<b>Partial Acquisition</b> <ul style="list-style-type: none"><li>• 6,496 sq. ft.</li><li>• \$26.50 per sq. ft.</li><li>• Need partial acquisition for roadway widening and curb and gutter.</li></ul>	\$172,144
<b>Perpetual Easement</b> <ul style="list-style-type: none"><li>• 1,742 sq. ft.</li><li>• \$26.50 per sq. ft. at 70% (because easement, not full take)</li><li>• Need perpetual easement for Rocky Mountain Power overhead power line.</li></ul>	\$ 32,314
<b>Improvements Acquired</b>	\$19,287
<b>Cost to Cure</b> <ul style="list-style-type: none"><li>• (The cost of curing the negative effects of a partial taking.)</li></ul>	\$18,200
<b>Total Value (rounded number)</b>	<b>\$242,000</b>

## PLANNING AND DEVELOPMENT COMMITTEE

### FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

**PARCELS: WV-15, 15E, 16, 16E, 20, 20E, 23, 23E**

**OWNER: Heartland West Valley Commercial Limited**

Highest and best uses: Improved as commercial land and commercial development on a demand driven basis.

Zoning: City Center

<b>Parcels WV-23 and 23E</b>	
<b>Property Facts</b> Total parcel size: 23,515 sq. ft. Valuation date: August 27, 2008 Appraiser: Jeff Allen Location: 2700 West (Constitution Boulevard) Tenant: US Bank	
<b>Partial Acquisition</b> <ul style="list-style-type: none"><li>• 854 sq. ft.</li><li>• \$26.50 per sq. ft.</li><li>• Need partial acquisition for roadway widening and curb and gutter.</li></ul>	\$22,631
<b>Perpetual Easement</b> <ul style="list-style-type: none"><li>• 805 sq. ft.</li><li>• \$26.50 per sq. ft. at 70% (because easement, not full take)</li><li>• Need perpetual easement for Rocky Mountain Power overhead power line.</li></ul>	\$14,933
<b>Improvements Acquired</b>	\$2,988
<b>Cost to Cure</b> <ul style="list-style-type: none"><li>• (The cost of curing the negative effects of a partial taking.)</li></ul>	\$2,795
<b>Total Value (rounded number)</b>	<b>\$45,000</b>
<b>TOTAL VALUE OF THE TAKING</b>	
<ul style="list-style-type: none"><li>• All four partial acquisitions and all four easements</li></ul>	<b>\$542,000</b>